8.20 ACRES MIXED-USE LAND

In the Pointe West Master-Planned Community

1640 Pointe West Drive, Vero Beach, FL 32966

FOR SALE

Offered at $1,999,000

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PROPERTY OVERVIEW

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An undeveloped 8.20 acre site at 1640 Pointe West Drive, located within the built-out Pointe West master-planned community in western Vero Beach.

The site consists of two adjacent vacant parcels zoned PDTND (Planned Development – Traditional Neighborhood Design), which allows for multifamily or mixed-use development.

Surrounded by established townhomes, single-family homes and an assisted living facility, the property sits minutes from the I-95 / State Road 60 interchange and the Vero Beach Outlets.

Key Highlights

- 8.20± acres across two parcels
- PDTND zoning
- Multifamily or mixed-use potential
- Built-out master-planned community
- Minutes to I-95 / SR 60
- Near the Vero Beach Outlets

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All information should be independently verified. This offering is subject to prior sale, price change, or withdrawal without notice.

Address	**1640 Pointe West Dr. Vero Beach, FL**
Sale Price	**$1,999,000**
Price / Acre	**$243,780 (approx.)**
Total Acreage	**8.20 AC**
Parcel ID	**33380100019000000000.1**
Zoning	**PDTND**
Potential Uses	**Multifamily or mixed use**
Current Use	**Vacant land**
Utilities	**IRC Utilities**
Flood Zone	**X (Low Risk)**

PARCEL SUMMARY

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Property	Parcel ID	Acreage	Zoning	Future Land Use	Current Use
Subject	33380100019000000000.1	8.20± AC	PDTND	M-1 (8 units/acre)	Vacant Land

Development Potential

Multifamily

PDTND zoning allows for multifamily development — rental apartments, condominiums or townhomes that fit the surrounding residential fabric.

Mixed Use

Combine ground-floor retail, office or services with residential above, serving Pointe West residents and SR 60 traffic.

Residential Demand

Located within an established, built-out community with townhomes, single-family homes and an assisted living facility already in place.

8.20±
Acres

$1,999,000
Asking Price

$243,780
Per Acre (approx.)

PDTND
Zoning

Buyer to verify permitted density, height and approval process with Indian River County Planning & Development.

ZONING & SITE DETAILS

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8.20± AC of vacant land zoned PDTND, offering a developer the flexibility to deliver multifamily or mixed-use product within an established master-planned setting.

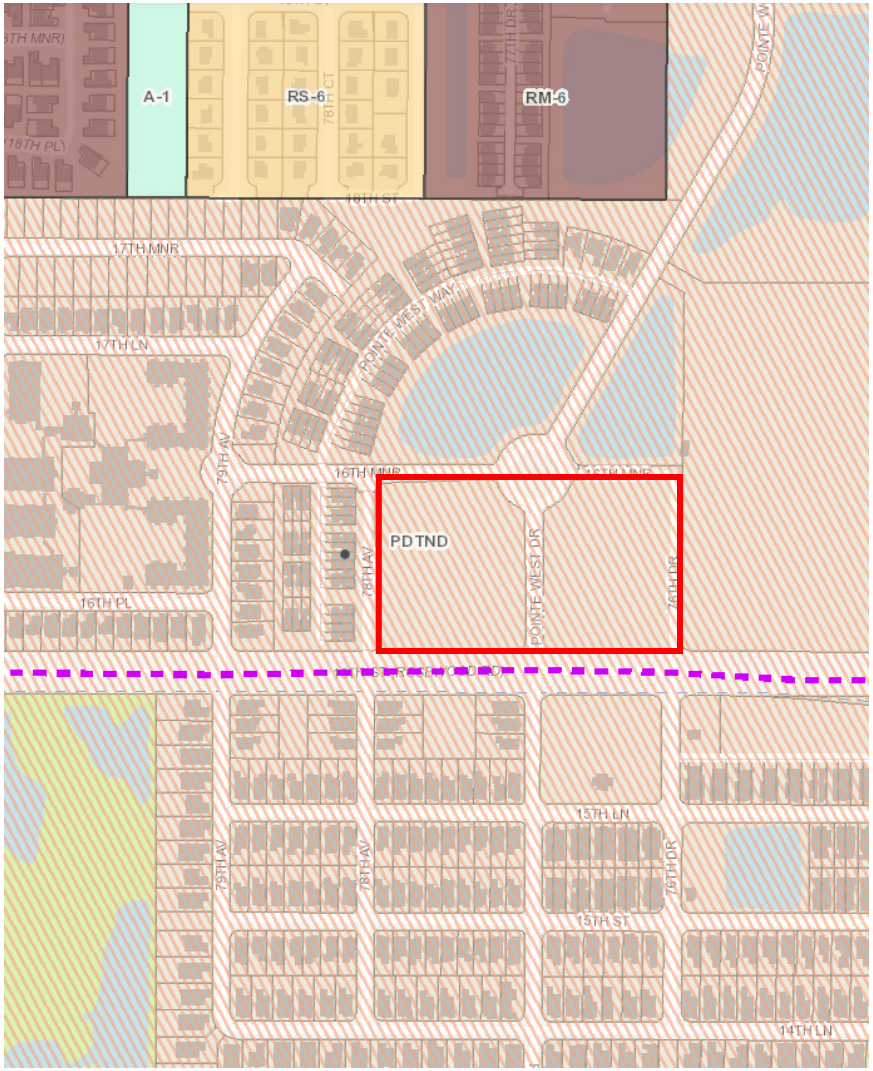
PDTND Zoning Details

Zoning District	**PDTND (Planned Development – TND)**
Permitted Uses	**Multifamily or mixed use**
Max. Density	**Up to 8 units/acre (±65 units)**
Max. Height	**35 feet*** *(to be confirmed with planning & zoning)*
Future Land Use	**M-1: Medium Density Residential-1**

Location Advantages

- **Access:** Minutes to the I-95 / State Road 60 interchange
- **Retail:** Near the Vero Beach Outlets, The Indian River Mall, Target, Walmart, Sam's Club, The Home Depot, and many others.
- **Community:** Within the built-out Pointe West master-planned community
- **Neighbors:** Townhomes, single-family homes and an assisted living facility

Parcel Map



TRADE AREA MAP (WEST)

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West Vero Corridor

- Indian River County's primary gateway between I-95 and the City of Vero Beach
- Runs about 4 miles along both sides of State Road 60
- Downtown Vero Beach is about 3 miles east via SR 60, with the barrier-island beaches beyond
- Shopping, dining and services line the corridor, anchored by the Indian River Mall and the Vero Beach Outlets (340,000 SF, 45+ stores at the I-95 interchange)
- Established master-planned communities such as Pointe West provide a built-in residential base
- Fort Pierce is about 16 miles south and Melbourne about 33 miles north via I-95

TRADE AREA MAP (EAST)

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DEMOGRAPHICS

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1-Mile Radius

Population	**6,060**
Households	**3,266**
Median HH Income	**$79,257**
Median Age	**65.3**

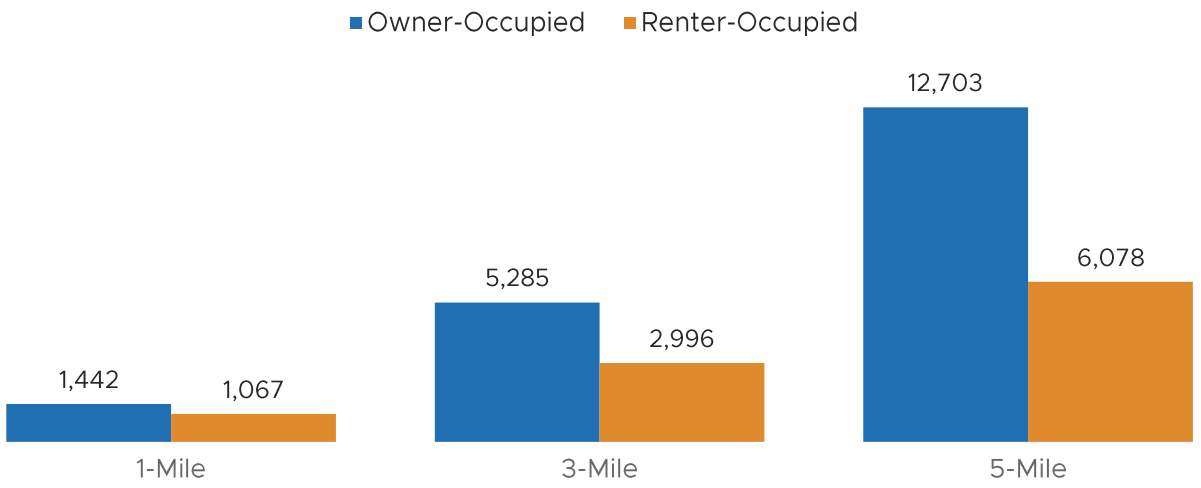
3-Mile Radius

Population	**20,633**
Households	**10,774**
Median HH Income	**$74,189**
Median Age	**60.7**

5-Mile Radius

Population	**49,126**
Households	**22,853**
Median HH Income	**$79,213**
Median Age	**53.7**

Housing Occupancy



Renter Share of Occupied Units

42.5% 1-Mile radius

36.2% 3-Mile radius

32.4% 5-Mile radius